

APPENDIX A

Montana Community Development Block Grant (CDBG) Program Communities Awarded Grants for Federal Fiscal Year 2009 Housing Projects February 2009 Grant Competition

Applicant: *City of Baker*

Type of Project: *Rehabilitation Assistance and Demolition*

CDBG Amount Requested: **\$ 450,000 (From a pool of \$700,000 set-aside by MDOC)**

Other Funding Sources: \$ 339,183 – HOME Program – Grant
\$ 18,000 – USDA/Rural Development (RD) HPG Program
\$ 65,000 – Homeowner – Other Loans

Project Total: **\$ 872,183**

Summary: There has been a significant housing shortage in the City of Baker and surrounding area due to years of little new home construction and rehabilitation of older housing stock, reducing the supply of usable housing units. Over eighteen percent of the homes in Baker were built prior to 1940; 42 units were identified as being severely substandard. Within three identified sub-areas of Baker, approximately three-fourths or 186 homes are in substandard condition; and 100 households in the three areas are occupied by low and moderate income families (40.3% LMI in these areas). In addition, according to the 2000 Census, there are 226 elderly households in these areas, which comprise approximately one-third of the total households. The Baker project will include demolition of 5 vacant, severely substandard units and will provide housing rehabilitation assistance to up to 14 low and moderate income homeowners to address major code deficiencies and/or health and safety issues.

Applicant: *Missoula County, on behalf of Mountain Home Montana, Inc.*

Type of Project: *New Construction of a 5-unit Apartment Building for Homeless Young Mothers*

CDBG Amount Requested: **\$ 450,000**

Other Funding Sources: \$ 500,000 – HOME Housing - Grant
\$ 660,000 – MT Board of Housing – Loan
\$ 121,102 – HUD Continuum of Care – Grant
\$ 5,000 – Ronald McDonald House of Charities - Grant
\$ 500,000 – M.J. Murdock Trust - Grant
\$ 200,000 – In-kind Donations and Services
\$ 10,000 – Capital Campaign Committed
\$ 255,831 – Capital Campaign Goal

Project Total: **\$ 2,041,933**

Summary: Since 2000, Mountain Home Montana (MHM), a non-profit Community Housing Development Organization (CHDO), has been providing transitional housing to homeless young mothers. These mothers and their infants come to MHM through referrals from concerned community members, family members, state agencies, and self-referrals. In 2008, MHM received 89 referrals for housing and was able to house only 20. In addition to housing, the MHM program also provides life skills training, parenting classes, mental health and addiction counseling, and job training for the

young mothers residing at MHM. Mountain Home Montana works with these young mothers until they are ready to transition into independent living situations. Housing and homelessness are major issues in Missoula County, and single-parent households make up the majority of the homeless population. Seventy nine (79) percent of the homeless families in Missoula were headed by women. This project consists of constructing a 5-unit, two-story apartment building and common area for low income single parent households, with a connection to municipal utilities and services covered by funding other than CDBG. Mountain Home Montana will own and operate the multi-family rental units, consisting of two 2-bedroom units, three 1-bedroom units, a commons room, and office space. The transitional living apartments would provide independent housing opportunities to better prepare current residents for permanent housing.

Applicant: *City of Whitefish, on behalf of the Whitefish Housing Authority*

Type of Project: *Homebuyer Initiated Purchase Program (HIP)*

CDBG Amount Requested: **\$ 350,000 (From a pool of \$700,000 set-aside by MDOC)**

Other Funding Sources:

- \$ 100,000 – NSP 2009 – Grant - pending
- \$ 45,720 – HOME Program – Grant
- \$ 300,873 – HOME 2007 – Grant
- \$ 70,000 – FHLBS AHP 2005 Grant and 2009 Grant
- \$ 20,000 – WALT – Loan
- \$ 83,000 – City of Whitefish – PILOH – Grant
- \$ 250,000 – HOME 2009 – Pilot Program
- \$ 30,000 – USDA – Housing Preservation – Grant
- \$1,120,000 – MBOH – Loan
- \$ 88,000 – Existing Rehab and Homeownership Program
Income - Grant

Project Total: **\$2,411,873**

Summary: The City of Whitefish, on behalf of the Whitefish Housing Authority's Homeownership Program and in partnership with the non-profit Whitefish Area Land Trust (WALT), a community land trust (CLT), will aid a minimum of ten households in purchasing a home in Whitefish in 2009, 2010 and 2011. A variety of funding sources would provide the unit subsidy to buy down the initial cost of a home to a price affordable to a low or moderate income (LMI) purchaser, and the project will aid households earning up to 80% of Area Median Income. Nine of the prospective LMI homebuyers to be assisted will be participants in WALT's Homebuyer Initiated Purchase (HIP) Program. One home on land trust owned land will be used to aid a household earning no more than 60% of Area Median Income in becoming a homeowner in Whitefish. The community land trust will use a ground lease to acquire and hold the land and sell the buildings upon the land to the homebuyer. Title to the land is held in perpetuity by the WALT community land trust, governed by a 12 member community-based Board of Directors. This project targets the acquisition of existing homes by homebuyers. Under the program, a household selects a home of their choosing that is available on the open real estate market. The WALT CLT model will provides a fair return to the owner while assuring that the housing unit is kept affordable for the next buyer perpetually for 99 years without requiring the infusion of additional unit subsidy.